

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

CB CAA

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 4/01/05

CONTACT: Ross Hamre PHONE # (513) 728-3551, Ext. 256

FAX: (513) 521-2896

E-MAIL rhamre@greatparks.org

PROJECT NAME: Richardson Forest Preserve Expansion Site Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☐ D. Village (4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)
☐ G. Joint Recreational District (8)
☒ H. Park District/ Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 20, 4, 2

- Acquisition of connecting corridors
 Preserves high quality, viable habitat for plant
 and animal species.
 Increases habitat protection

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 1,236,224.50 FUNDING REQUESTED: (from 1.2e) \$ 729,372.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____ %

Project Release Date:

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 **PROJECT ESTIMATED COSTS:** TOTAL DOLLARS In Kind
 (Round to Nearest Dollar) Dollars
 (See definition in instructions.)

a.) Acquisition Expenses: \$ 1,146,890.00 _____
 Conservation Easement
 Purchase \$ 1,146,890.00
 Easement Purchase \$ _____
 Other Earnest Money \$.00

b.) Planning and Implementation: \$ 5,602.00 _____
 Appraisal \$ 1,500.00
 Closing Costs \$ _____
 Title Search \$ _____
 Environmental
 Assessments \$ 950.00
 Survey \$ 3,152.00
 Other Eligible
 Costs \$.00

c.) Construction or Enhancement of
 Facilities: \$ 83,732.50 _____

d.) Permits, Advertising, Legal: \$.00 _____

e.) Contingencies: \$.00 _____
 (not to exceed 10% of total costs)

f.) **TOTAL ESTIMATED COSTS:** \$ 1,236,224.50

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____ .00	
b.) Applicant Contributions (Local Funds)	\$ <u>12,362.00</u>	<u>1%</u>
c.) Other Public Revenues		
Nature Works	\$_____ .00	
Land Water Conservation Fund	\$_____ .00	
Ohio Environmental Protection Agency	\$_____ .00	
Ohio Water Development Authority	\$_____ .00	
Community Development Block Grant	\$_____ .00	
Ohio Department of Natural Resources	\$_____ .00	
OTHER_____	\$_____ .00	
d.) Private Contributions	\$ <u>494,490.00</u>	<u>40%</u>
<i>SUBTOTAL LOCAL RESOURCES:</i>	\$ <u>506,852.00</u>	<u>41%</u>
e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>729,372.50</u>	<u>59%</u>
Funds from another NRAC	\$_____ .00	_____
<i>SUBTOTAL CLEAN OHIO RESOURCES:</i>	\$ <u>729,372.50</u>	_____
f.) TOTAL FINANCIAL RESOURCES:	\$ <u>1,236,224.50</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45251

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Site	Land Value and Donation Value	NRAC \$	HCPD \$	Donation Contribution
Richardson Forest Perverve Expansion				
Sickmann	\$652,400.0	\$409,185.30	\$6,935.00	\$277,414.00
Richardson Forest Perverve Expansion	\$494,490.0	\$320,187.20	\$5,427.00	\$217,076.00
Reforestation reimbursement				
Total	\$1,146,890.0	\$729,372.50	\$12,362.00	\$494,490.00

Table A

2.0 Project Information

2.1 Brief Project Description

- A. **Specific Location:** The Sickmann site, referred to as the Richardson Forest Preserve Expansion site is located in the northern central portion of Hamilton County Ohio at 3988 West Kemper Road in Colerain Township, 45251. The proposed acquisition will link the northern and southern portion of the Richardson Forest Preserve (RFP). The RFP is a nature preserve managed by the Hamilton County Park District (HCPD). See attached map (Exhibit 1 & 2).
- B. **Project components:** This is an open space Clean Ohio Conservation Fund (COCF) application with a riparian corridor along an on-site tributary. The project comprises two transactions; the Sickmann tract through a fee simple purchase and the donation of 154 acres of land within the RFP from The Nature Conservancy (TNC). TNC holds the deed to 154 acres of Richardson Forest Preserve, however, the property is managed by the HCPD. TNC has agreed to donate 154 acres of the RFP to the Park District at an appraised value of \$1,542,000. The Park District is using \$494,490 of this gift donation for its match. This RFP donation, in addition to a contribution of \$12,362 from the HCPD, will serve as the local match for the proposed Sickmann purchase. The donated portion of RFP is proposed as a component of the Clean Ohio project to become eligible for funding by Clean Ohio Funds, subject to the deed restrictions required by the Clean Ohio Program. The HCPD proposes to fund forest restoration as part of this application.

The 154 acres of the RFP to be used as a local match includes a 2-acre fresh water marsh and a 3-acre restored prairie. The majority of the RFP site lies within a riparian corridor along Banklick Creek. The adjacent wooded areas include Amur Honeysuckle that are proposed for removal.

The project involves the acquisition of the Sickmann tract which totals approximately 49 acres of forested and open space land. This property will make a crucial connection between two non-contiguous tracts of the Richardson Forest Preserve (RFP). The property is located in the Banklick Subwatershed which is a part of the Great Miami Watershed and the Great Miami Aquifer. The purchase of this tract would bring the total contiguous land area of RFP to 463 acres.

The HCPD has been made aware of an environmental issue on the Sickmann site. A portion of the site contains lead contamination caused by a former trap shooting range. The HCPD has contacted the Ohio Board of Health (ODOH) to request a health risk assessment on the property and to signify that if the property is kept in a natural state, it would not pose a threat to anyone and the HCPD will be allowed to preserve the site with no development in the lead area.

The HCPD is in the process of seeking written approval from the OBOH on this issue. A verbal agreement has been obtained by the HCPD. The appraisal for the property includes an adjustment for the portion of the site with lead contamination.

Approximately 60% of the site is wooded hillside and ranges in quality from early successional woods to a mature mixed mesophytic forest. A mixed mesophytic forest is one of the most diverse forest in the mid-west and includes many dominant species of forest canopies such as basswood, sugar maple, tulip tree, American beech, and red oak. Additional companion trees could include white oak, white ash, yellow birch, pignut hickory, shagbark hickory, bitternut hickory, black cherry, black maple, and black locust among others. The remaining 40% of the site is made up of open grass area, farm fields and a steel storage building. See Exhibit 3 – USGS Map.

The proposed COCF project represents a critical phase in the HCPD's plan to link and expand the Richardson Forest Preserve (RFP). The southern portion of the RFP, Beckmeyer property (136 acres), was funded in 2003 with Clean Ohio Funds, Round two, Phase II. It has been purchased and included in the Park District land holdings. Benefits from the Sickmann acquisition would include creating a protected and managed wildlife corridor and habitat, improvement of the vegetative cover through restoration, creation of a buffer area for known federally and state endangered plants and animals on the RFP, and preservation of water quality in the on-site stream which is within the Banklick Creek tributary system.

The 154-acre RFP donation property currently provides habitat for the State endangered Cave Salamander and numerous federally endangered, state endangered, threatened and rare plants. The riparian corridor on the Sickmann site would provide additional protection for these species and provide a larger area for them to prosper. It is also likely that these species will occur or already occur on the Sickmann site.

The Park District will implement a restoration plan on the two sites that include invasive plant removal, including Amur Honeysuckle, garlic mustard and multi-flora rose and plant native tree species in the two open fields to help reforest this site and reduce habitat fragmentation.

This RFP expansion would improve a preserved forest area within a suburban township that is rapidly being developed. The addition of this land holding would enhance the quality of life for the citizens of township and County as well as increasing home values in the area.

The acquisition of the Sickmann site will also provide the potential for a future bike/hike trail which would traverse the site. The trail would connect the HCPD owned Winton Woods and the Great Miami Trail in Butler County.

The Hamilton County Park District (HCPD) will purchase the 49-acre Sickmann tract through a fee simple agreement. A portion of the matching funds for this application will be provided through a property transfer through TNC.

C. Project Emphasis – Attachment A

The following text outlines site amenities as noted in Attachment A of the Clean Ohio Conservation Fund Grant Application.

OPEN SPACE

Woodland Habitat

- ☒ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☒ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species

Sixty percent (60%) of the Sickmann property is comprised of wooded hillsides ranging from successional to mixed mesophytic forest. The mixed mesophytic woodland, which surrounds an intermittent stream, ranges from healthy to a high quality woodland which would be enhanced through the Park District's stewardship practices. The lower elevations of forest are relatively mature with stately examples of bottomland hardwood trees and a minor impact of the non-native invasive Amur Honeysuckle. The higher elevations and eastern part of the woodland contain less mature second growth woodland which is severely impacted by Amur Honeysuckle. The HCPD will implement a reforestation and invasive plant removal plan to improve the biodiversity of the site and to ensure that this woodland can mature so it may support additional species and create a healthy greenway corridor in this portion of the county. See Exhibit 2.

To improve the biodiversity of the property, the HCPD will remove non-native, invasive species such as bush honeysuckle, multi-flora rose and garlic mustard.

Volunteers, Boy Scout Troups and other community involvement will be used to plant the proposed vegetation on the site. This may occur as an Earth Day event in April, 2006.

The following is a breakdown of restoration projects and associated costs: See Exhibit 4 – Sickmann Habitat and Reforestation Map.

Amur Honeysuckle Control:

Basal Spraying of honeysuckle
1,200/acre + 15 riparian acres = \$ 18,000.00

Reforestation:

Seedlings of native trees and shrubs for 15 acres planted at 1,000 per acre:

Post-planting weed control	=	\$ 1,200.00
----------------------------	---	-------------

Seedlings - 15,000 specimens x .60¢ =	9,000.00
---------------------------------------	----------

Direct seeding of 5 acres:

Tree seeds - 675 lbs. x \$1.50/lb.	=	1,012.50
Pre-planting weed control	=	200.00
Disking of five acres	=	60.00
Planting of five acres w/cover crop	=	150.00
Cultipack, five acres	=	60.00
Post-planting weed control	=	400.00

Fencing to exclude deer from reforestation areas:

5,500 Lft. of 10' fencing	=	4,250.00
100 T-posts, 10' w/ties @	=	5,450.00

Subtotal: \$ 35,532.50

An additional 154 acres of RFP will be a component of this project through a donation by The Nature Conservancy (TNC). Fifty-three (53) acres of the TNC property will undergo invasive plant removal within the riparian corridor. The wooded areas contain a significant amount of Amur Honeysuckle which will be removed to enhance biodiversity. In addition, Purple Loosestrife control is proposed for funding.

See Exhibit 5 – RFP Habitat and Reforestation Map. The following is a list of projects and costs:

Amur Honeysuckle Basal Spraying

\$1,200.00/acre x 40 riparian acres	=	\$48,000.00
-------------------------------------	---	-------------

Purple Loosestrife Control & Monitoring

\$20.00/hr. x 10 man-hours	=	200.00
----------------------------	---	--------

Subtotal: \$48,200.00

Total: \$83,732.50

Once the 49-acre Sickmann tract is purchased and protected, the HCPD will manage a 463 acre greenway that provides habitat for a wide variety of plants and animals. The greenway will supply additional habitat and buffer for the State Endangered Cave Salamanders which have been found on the northern portion of the Richardson Forest Preserve. Other plant species that have also been identified on the RFP site which would be further protected by the purchase of the Sickmann property include the federally endangered Running Buffalo Clover, State endangered Blunt spike-rush and Lead blue flag, the threatened and potentially threatened Horsetail, Midwestern White Lettuce, and Butternut and the rare Skunk Cabbage.

The Federally Endangered Running Buffalo Clover and potentially threatened Midwestern White Lettuce has also been found on the southern section of the Richardson Forest Preserve which indicates a high probability of these plants being found on the Sickmann site since it has a similar environment. The purchase of

Sickmann would not only provide added buffer for these known, sensitive species, but would have the high probability of sustaining them as well.

The Park District first priorities for the site would be to perform a vascular plant survey and covermapping on the property to identify sensitive vegetation areas and complete a land stewardship management plan to enhance habitat within the property.

In summary, restoration projects proposed for funding include the reforestation of the pasturelands, elimination of amur honeysuckle and elimination of Purple Loosestrife.

Aquatic Habitat

- X **5. Restores and preserves aquatic biological communities**
- X **6. Preserves headwater streams**
- X **7. Preserves or restores flood plain and stream side forest functions**
- X **8. Preserves or restores water quality**
- X **9. Preserves or restores natural stream channels**
- X **12. Preserves or restores stream side forests**
- X **13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage**

The property contains a healthy mesophytic woodland which surrounds a tributary to Banklick Creek. Protection of this tributary corridor will achieve improved water quality through additional watershed protection of Banklick Creek and its tributaries. The preservation of intermittent stream habitat would also further protect the state endangered cave salamander found at the RFP and create conditions conducive to migration. It is possible that the cave salamander is already on site since the habitat for this species is present. The natural resource stewardship that will occur will also prevent erosion along the tributary stream banks feeding Banklick Creek and preserve and improve its riparian corridor.

The Sickmann site is an integral part of the adjacent property's habitat. For example, within the tributary stream system which travels through the Sickmann site, newly created beaver dams have created already protected wetland habitat within the Richardson Forest Preserve.

The streamside forest on the Sickmann tract will be managed and preserved to reduce flooding and erosion along the Banklick Creek.

By preserving this ecosystem it will not only further protect the endangered and rare species found on the RFP site, but create additional preserved habitat for potential expansion of native aquatic wildlife species.

RIPARIAN CORRIDOR

X 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds

The Sickmann site will be purchased with a fee simple agreement and be preserved indefinitely. The purchase and restoration will not only enable HCPD to revegetate portions of the site, but will also help preserve and enhance the existing riparian corridor along the headwater stream on site. This site will be accessible by the public through West Kemper Road and through the northern and southern sections of the RFP.

X 16. Reforestation of land

X 17. Planting vegetation for filtration

The HCPD plans to reforest the two open field areas on the site which will provide many benefits to this habitat. As this new growth matures, it will improve filtration on the site and decrease siltation thus improving water quality and controlling erosion in Banklick Creek and the Great Miami River. The presence of trees also improves the quality of the soil through carbon sequestration.

The purchase of this site will preserve water quality for an on-site tributary which feeds the nearby Banklick Creek. A mixed mesophytic woodland surrounds the on-site tributary. Purchase of this tributary corridor would provide additional water quality protection for this Creek through the Park District's stewardship practices.

A portion of this creek runs through the HCPD's RFP and park staff is currently practicing preservation strategies to enhance the water quality of this stream system. By practicing these methods, the staff has been successful in cultivating rare plants species along its banks. The purchase will also preserve natural stream channels and their streamside forest. This site's fee simple purchase agreement will ensure that the site remains in public park ownership and ensure that the riparian corridor on this site is protected.

The preservation of this land would achieve improved water quality through additional watershed protection of Banklick Creek and its tributaries. The preservation of intermittent stream habitat would also further protect the state endangered cave salamander.

The on-going management practices that will take place by the HCPD will also prevent erosion along the tributary stream banks feeding Banklick Creek and preserve and improve its riparian corridor.

X 20. Acquisition of connecting corridors

The Sickmann tract acquisition will prevent habitat fragmentation by creating a linkage between two non-contiguous sections of the Richardson Forest Preserve,

which is managed by the HCPD. This picturesque site would provide a vital habitat link between the newly acquired RFP expansion site, purchased through Clean Ohio Funding, and the existing RFP.

X 21. Supports comprehensive open space planning

The proposed 49 acre Sickmann property is a component of the Hamilton County Open Space Acquisition Plan completed by the HCPD in November 2002. This acquisition is also supported by a Colerain Township Greenspace program and the Community Compass Comprehensive Plan.

X 22. Provides multiple recreational economic and aesthetic preservation benefits

The HCPD's restoration plans for this site will ensure that the area's aesthetic preservation and use as a wildlife habitat will be enhanced. The reforestation done on the site by the HCPD will add greatly to the appearance of the site and provide additional forested area for the community to experience.

Economic impacts are also realized from the protection of this site. First, by increasing the tree cover on site it naturally helps to purify the air which can help reduce common respiratory ailments such as asthma which is common in this area, second, this site would help to control any flooding on the Banklick Creek during heavy rains as it serves as an area to catch floodwater, and third, storm water infrastructure costs are also reduced because the water is naturally managed better and additional storm water infrastructure is not required in many cases.

Water quality on the site is also improved through proper stewardship on the site, which can reduce the water purification plant costs in cleaning this water.

X 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.

The HCPD parks, like all of Hamilton County, have an overpopulation of deer. In 2002, the Park District created a deer culling program to thin deer herds within the park boundaries to improve the biodiversity of the land. Deer Culling is not hunting, but is a carefully managed method of reducing deer numbers using sharpshooters. Deer culling has been used at RFP as a management tool and the HCPD is considering RFP as a site for future controlled public hunting.

Research done by the HCPD has provided clear evidence that deer culling is an effective method of improving biodiversity.

D. Define Terms of Easement

RESTRICTIVE COVENANT -SELLER will agree to development restriction (to be included in the additional restrictions mentioned below) to restrict the

development of any boat ramps, athletic/soccer fields, commercial topsoil stripping or gravel mining in the event that the BUYER/OPTIONEE is successful in their grant application. The SELLER also agrees that, in the event that the BUYER/OPTIONEE is successful in their grant application, the deed shall contain the following additional restrictive language **"Sickmann Property - DECLARATION OF RESTRICTIONS"**

This Declaration of Restrictions is made on this day of transfer and has been inserted into this deed at the request of Hamilton County Park District (the "Grantee") with the intention to restrict future use of the property being conveyed by this deed.

Recitals:

A. Grantor owns certain property located in Hamilton, County, Ohio as more particularly described elsewhere in this deed (the "Property").

B. Hamilton County Park District applied for and has received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission ("OPWC"), pursuant to Ohio Revised Code §164.20 et seq. (the "Grant"). In connection with Hamilton County Park District's application for the Grant, Hamilton County Park District proposed to use the Grant funds either for open space acquisition and related development or to protect and enhance riparian corridors, as set forth more specifically in its application.

C. As a condition to Hamilton County Park District's receipt of the Grant, Hamilton County Park District has agreed to restrict the use of the Property as set forth in this Declaration, with the intent that such restrictions run with the land.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor restricts Hamilton County Park District and its successors and assigns as owners of the Property, as follows:

§1. Use and Development Restrictions - Hamilton County Park District, for itself and its successors and assigns as owners of the Property, understand that the Property shall be subject to the following: Hamilton County Park District agrees to perpetually keep the Property in greenspace for the protection of hillside and forest areas included herein. Potential development of the Property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices.

§2. Perpetual Restrictions . The restrictions set forth in this Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by, OPWC. This Declaration and the covenants and restrictions set forth herein shall not be amended, released, extinguished or otherwise modified without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§3. Enforcement. If Hamilton County Park District, or its successors or assigns as owner of the Property, should fail to observe the covenants and restrictions set forth herein, the Grantee or its successors or assigns, as the case may be, shall pay to OPWC upon demand, as liquidated damages, an amount equal to the greater of (a) two hundred percent (200%) of the amount of the Grant received.

§4. Restriction on Transfer of the Property. Hamilton County Park District acknowledges that the Grant is specific to Hamilton County Park District and that OPWC's approval of

Hamilton County Park District's application for the Grant was made in reliance on Hamilton County Park District's continued ownership and control of the Property. Accordingly, Grantee shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

Hamilton County Park District 10245 Winton Road, Cincinnati, Oh. 45231

OPWC: Ohio Public Works Commission 65 East State Street Suite 312 Columbus, Ohio 43215 Attn: Director

§7. Governing Law. This Declaration shall be governed by, and construed in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the Grantor has caused this Declaration of Restrictions to be included as a part of the deed transferring title to the property to Hamilton County Park District..

If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then the above-italicized restrictive covenant will NOT be placed on this deed.

E. Extent of public access once project is completed.

The Sickmann property will be open to the public daily from dawn to dusk, however to preserve the lands delicate ecological balance, visitor's would be advised to contact the HCPD rangers before their visit so the HCPD can manage the number of people on site at one time. The site can be accessed via West Kemper Road. The site may also be accessed by foot from the north and south portions of the Richardson Forest Preserve.

2.2 Ownership/Management/Operation

Ownership

The HCPD will purchase the Sickmann property through fee simple purchase. The Nature Conservancy has agreed to donate the value of approximately 154

acres of the Richardson Forest Preserve to the HCPD in perpetuity to be used as a portion of the Park District's matching contribution for the Sickmann tract. The Park District will contribute \$13,000 towards the matching funds. This donation occurred as a result of an agreement between the Nature Conservancy, the HCPD and the Richardson Family, who originally owned the property. The agreement stated that the Richardson Family would donate 154 acres of their property, which is now the RFP, to the Nature Conservancy until the Park District has the opportunity to use that land as a matching contribution for grant programs. The RFP donation has an appraised value of \$1,542,000 and a portion of this donation, 53 acres, will serve as the Park District's matching contribution for the Sickmann Tract of land. When this transaction is complete the Sickmann Tract and the donated RFP land will be owned solely by the HCPD.

Currently, the HCPD provides all land management and maintenance on the RFP property.

Management

The HCPD will manage the site for conservation of natural resource purposes with the possibility of limited passive recreation activities such as low impact nature trails, wildlife viewing and nature education programming. The Park District will continue to preserve and maintain the RFP site as it has for the past three decades.

The RFP transferred property, 154 acres, will contain restrictive covenants required by OPWC that will ensure the acreage is preserved.

Maintenance/Operations

The property will be maintained by standard land management and operational practices implemented by the Hamilton County Park District staff. The existing storage building on the Sickmann site will remain to be used for maintenance purposes.

The HCPD is an experienced and successful steward of natural resources and is currently responsible for maintaining and operating 15,538 acres of park land of which 80% is natural areas.

Similar Experience

Below are five examples of previous fee simple land acquisitions which were similar to the Sickmann acquisition. In addition to this the HCPD has successfully completed over 70 fee simple land acquisitions in the past 10 years.

Previous similar Fee Simple Acquisitions – All the below projects were Clean Ohio projects which were similar to this application.

Beckmeyer, 136 acres
Campbell, 183 acres

Broadwell Woods, 70 acres
Fulton, 11 acres
Jansen, 30 acres

- 2.3 Purchase Contract:** The HCPD has signed an option agreement with the owner agreeing to sell the Sickmann property to the HCPD for the agreed upon amount in this document. The HCPD is prepared to immediately move forward with the purchase once a contract with OPWC is executed.

Part III. Compliance with State Criteria

1. Percentage of Clean Ohio matching funds necessary to complete project

☐ 75% ☐ 74 - 70% ☐ 69 - 65% ☐ 64 - 60% ☒ <60%

The HCPD is requesting 59% of Clean Ohio Funding for the 2005 Funding year.

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding.

☐ local political subdivisions ☐ State agencies ☐ federal agencies

☒ community organizations ☒ conservation organizations

☐ local business groups

The Park District will employ the assistance of local community organizations such as the Boy Scouts to help plant the proposed reforestation plan. It is anticipated that this will occur as an Earth Day event in 2006.

The Nature Conservancy has agreed to donate 154 acres of the RFP to the HCPD to serve as a gift credit for the local match for the proposed Sickmann purchase. The Park District request that we use \$494,490 of this credit for the financial match on this application. TNC does not have any deed restrictions associated with the donated RFP land, but will apply some restrictive covenants that are noted in the Terms of Easement section of this application.

3. OPWC Districts

☐ Joint project in more than one district

☒ Joint project in this district

☐ Carries out an adopted community, watershed or other plan overlapping another district

The Nature Conservancy (TNC) currently is holding the deed to the Richardson Forest Preserve with the condition that Park District can request that this land be transferred to their ownership at any time. This agreement was forged in the 1970's by the Richardson Family, the HCPD and TNC which stated that the family would donate 154 acres of their property to TNC with the condition that this land be transferred to the Park District at no cost per their request. It was the intention of the family that their property be used by the HCPD as a matching contribution for future

grant opportunities. This conversion of 154 acres of land has been approved by TNC and the HCPD and upon acceptance of this application will take place immediately.

4. Community benefits: Relative economic, social and recreational benefits

☒ economic benefits

☒ social/recreational

Economic Benefits

Research has shown that the acquisition of open space in highly developed areas will reduce infrastructure costs, decrease health related costs and increase property values. Open space and trees will reduce storm water management and water quality management cost by the open land absorbing much of the runoff caused by development. It also allows the water more time to filtrate through the greenspace to improve its water quality.. The presence of preserved trees on site also creates a process called transpiration which helps to purify air quality in a county, which currently is in noncompliance with the Environmental Protection Agency. This process would help reduce air quality related health costs, such as treatment for lung cancer, asthma and other respiratory diseases that are prevalent in Hamilton County.

Social/Recreational Benefits

This purchase will increase the user space of the RFP making it a healthier and more desirable place for visitors. The park naturalist will conduct occasional educational programs for adults and their families to learn about the amenities of this site.

Points 5 – 7 are addressed previously in this application. See Above.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning – Greenspace plan elaborate

Hamilton County Park District

The HCPD developed the **Open Space Acquisition Plan** to further the park's mission in November of 2002. One of the Park District's primary goals is to acquire land in Hamilton County which will be preserved for future generations. The Sickmann property is one of the properties that are listed on that plan and was targeted due to its quality of resources and its role in connecting two existing HCPD non-contiguous sections of the RFP. The acquisition of the Sickmann tract will complete a major portion of the HCPD's expansion plans for the Richardson Forest Preserve.

This acquisition will also comply with the EPA mandated and approved **Storm Water Management Program** which was written by HCPD.

In March 2003, HCPD completed this mandated plan to outline HCPD's stewardship practices utilized on all existing and newly acquired greenspaces. This program was approved by the OEPA in 2003 and presented the Park District with a five year permit for projects occurring during that time. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines some major components that are a part of our stewardship practices. They include: preserving of open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on the site, and reforesting these lands.

Although the Park District officially began this program in 2003, it has been utilizing many of the practices long before this time. The Park District has been actively seeking significant greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing paved surfaces where possible. Since the beginning of this effort, approximately fifteen (15) acres of pavement have been removed.

The Park District also makes it a practice to remove buildings acquired with new properties unless they can be fitted to public use. Over the past twenty-five years, the Hamilton County Park District has removed eighty-six (86) structures.

Since the mid 1970's the Hamilton County Park District has been cutting back on the amount of park areas regularly mowed to create more buffer and wildlife habitat. In 1991, the Park District began a program to convert cultivated cropland into natural areas. In the past decade, approximately 150

acres of farmland have been converted into wetlands and 300 acres converted to prairie or meadow habitat. In all cases, native plant species were used. These plants were collected within a 150-mile radius of Hamilton County or raised in the Park District's native seed nursery. The use of native species improves the chance of plant survival. The use of prairie species has the additional benefit of a deep root system that maximizes soil retention and evapotranspiration thus reducing runoff.

The purpose of the Hamilton County Park District, as established by Section 1545.11 (ORC), is "...for the conservation of the natural resources of the state, including streams, lakes, submerged lands, and swamplands,." To accomplish this purpose, the Park District uses a combination of land purchases to preserve open, natural areas from urbanization, and enforcement of Park District bylaws and conservation policies to protect its holdings against cultural pollution and degradation. The Park District currently has a 15-year, 1.0 mill levy approved by the voters of Hamilton County in 2002 for land acquisition and operations.

The HCPD's priority to preserve greenspaces in this county is reflected in the **Hamilton County Planning Commission's Community Compass Report No. 16-6 "State of the County Report: Environment.** It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

This property is within Colerain Township which has recently organized the Colerain Township Greenspace Committee to oversee the **Land Preservation Program.** This program is designed to encourage township residents to agree to preserve their greenspace for five years. By doing this they agree not to develop their property and to preserve its greenspace qualities. The Greenway Committee's mission statement is to improve the quality of life for its residents through the use of both established and innovative methods to preserve, acquire, and improve greenways and undeveloped tracts of land for the benefit of all citizens and the environment.

Currently this program does not have legal standing, but it does indicate the township's willingness and desire to preserve their dwindling greenspaces.

The purchase of the Richardson Forest Preserve Expansion property will help to further realize the desires and intents of many governmental entities in Hamilton County to preserve and protect our County's greenspaces.

sides and ends of ridge tops on uplands. In some of the less sloping areas it can be used for cropland. Proper care must be taken to reduce or eliminate erosion in these soil types. This soil is well suited to woodland and other vegetation that provides food and cover for wildlife. The CnC2, Cincinnati silt loam, is a deep, strongly sloping, well drained soil on dissected parts of Illinoian till plains. It is on the sides of waterways and in narrow, long areas adjacent to steeper upland soils. The available water capacity of this zone is low and runoff is rapid. The subsoil is highly acidic and corrosive to concrete. The potential for frost action is high. The soil is suited to trees and woodland classification which are strongly sloped and highly erodable. The Sickmann tract contains mature forest that provides stabilization for the sloping hills on site. See Exhibit 6 - Hamilton County Soil Survey.

The RFP site which is being donated to the park district includes the following soil types: Casco loam series, CdC and CdF; Cincinnati silt loam, CnC2; Eden silty clay loam series, EcD and EcE; Eden flaggy silty clay loam, EdF; Eldean loam, EpB2; Genessee loam, Gn; Lg, Lanier sandy loam; Martinsville silt loam series, McA and McB; MoD2, Miamian-Hennepin silt loams RpC2; Rn Ross loam; SwC2, Switerland silt loam.

Steep slopes classifications - CdF, EcE, EcD, EdF, MoD2

The Eden series soils comprise over half of the RFP site and consists of slopes ranging from 15% to 40% with the majority being over 25%. This is a moderately deep soil and is well drained. Construction is not suitable for these soil types due to the slope restraints and the potential for severe erosion. Permeability is slow and runoff is very rapid. The current use of this site is preservation woodland area which is recommended. This use will be continued after the property transfers to the HCPD.

Eden flaggy silty clay loam which is present on the lower eastern portion of the site and ranges from 40% to 60% slopes. Permeability is slow and runoff is very rapid. Most of this acreage is used as woodland. Development is not suitable on these classifications.

Miamian-Hennepin soils range from 15% to 25% slopes. Permeability is moderately slow and runoff is rapid. Erosion is a moderate hazard and development should be avoided.

The HCPD would ensure that these steep areas would be preserved with woodland or other natural vegetation to prevent erosion.

Moderately sloped classifications – CnC2, SwC2, RpC2

All of the above mentioned soil classifications range from 8% to 15% in slope. The Cincinnati silt loam has a moderate permeability and runoff is rapid. The soils are well drained and suited to woodland and plant cover is highly recommended to hold the soil in place and reduce erosion.

SwC2 has a moderate permeability and runoff is rapid. This soil is well suited to trees and to other vegetation that provides cover and food for wildlife.

RpC2 is a moderately well drained soil. The soil has a moderate permeability above the fragipan and slow permeability in the fragipan. Runoff is rapid. Erosion is a severe hazard in cultivated areas. The surface layer crust after hard rains. The soil is used as woodland and is suited to trees.

Flat soil classifications – Lg, Rn, McA, McB, EpB2, Gn

Martinsville soil series and Ross loam series are largely present on the eastern portion of the RFP. These soils are located on predominantly flat land and are suitable for cropland. The park district has plans to create a prairie environment on this portion of the preserve if this project is approved.

Lg soils lie within floodplains and flooding may occur at any time of the year, but commonly occurs for brief periods in winter and spring. The soil is used mainly for woodland, pasture and cultivated crops. The soil is well suited to trees and many areas are wooded. The flooding is so brief that trees generally are not damaged. There are few limitations to planting trees on this soil.

EpB2, 2% to 6% slope, Erosion has removed part of the original surface layer, and subsoil material has been tilled into the present surface layer. Permeability is moderate or moderately slow in the subsoil and rapid or very rapid in the substratum. It is generally used as cropland. There is very little of this soil classification on the site.

Gn is a nearly level area that is generally found in floodplains. The soil is well suited to use as habitat for openland, trees and woodland wildlife.

In summary, these soils present on this site are best suited to woodland or some type of vegetation. Crop land has historically been used on this site and is very suited to that use, but a natural setting is the best use in this quickly developing area of the county. The Park District will ensure that the Best Management Practices are practiced on this site and it will be maintained to support woodland and other environmentally sensitive habitats.

6. Readiness to proceed: --

The HCPD has secured all the needed documents, has completed negotiations with the owner of the Sickmann tract and is ready to proceed immediately upon notice of acceptance of Clean Ohio Conservation funding.

Site	Acres	Agreement
Richardson Forest Preserve Acquisitions		
Sickmann	49	F
RFP donation property	154	D
		ration
Total Acreage	203	

* The characteristics column denotes the

** Agreement Letter for the Sickmann tra

Table B

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u> / / </u>	<u> / / </u>
3.2	Land Acquisition/Easements:	<u>6/1/05</u>	<u>6/1/06</u>
3.3	Site Improvements:	<u> / / </u>	<u> / / </u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Don Rudler
	TITLE	Treasurer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	drudler@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

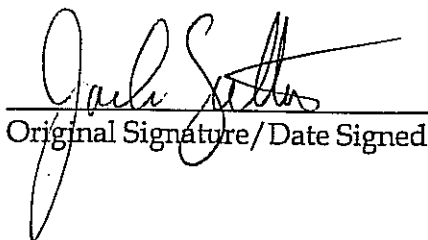
- ☒ [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☒ [X] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☐ [] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director



6/27/05

Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS (Richardson Forest Preserve Expansion Tracts)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- * 1. Protects habitat for rare, threatened and endangered species
- 3 2. Increases habitat protection
- * 3. Reduces or eliminates nonnative, invasive species of plants or animals
- 2 4. Preserves high quality, viable habitat for plant and animal species
- * 5. Restores and preserves aquatic biological communities
- * 6. Preserves headwater streams
- * 7. Preserves or restores flood plain and stream side forest functions
- * 8. Preserves or restores water quality
- * 9. Preserves or restores natural stream channels
- 10. Preserves or restores functioning flood plains
- 11. Preserves or restores wetlands
- * 12. Preserves or restores stream side forests
- * 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- * 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- * 16. Reforestation of land
- * 17. Planting vegetation for filtration
- 18. Incorporates aesthetically pleasing and ecologically informed design
- 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 1 20. Acquisition of connecting corridors
- * 21. Supports comprehensive open space planning
- * 22. Provides multiple recreational, economic and aesthetic preservation benefits
- * 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

One (1) through three (3) indicate the project's primary components. Asterisks (*) indicate strong elements involved within this project.

BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT

March 17, 2005

RESOLUTION NO. 2508

CLEAN OHIO CONSERVATION PROGRAM


WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

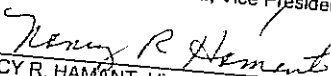
1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT



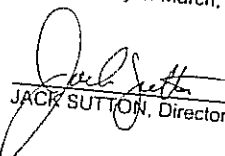

JAMES E. BUSHMAN, President


ROBERT A. GOERING, SR., Vice President


NANCY R. HAMANT, Vice President

ATTEST:

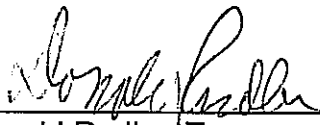
This 17th day of March, 2005


JACK SUTTON, Director

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

March 31, 2005

I, Donald Rudler, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$506,852.00 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Richardson Forest Preserve Expansion Acquisitions.



Donald Rudler, Treasurer



Appraisal Company of America

5472 GLENWAY AVENUE CINCINNATI, OHIO 45238

Phone: 513-922-2600 Fax: 513-922-8311

March 22, 2005

Rick Johnson
Planning Specialist
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

**RE: Addendum to Appraisal Report
3988 West Kemper Road
Colerain Township
Hamilton County, Ohio 45251**

Dear Mr. Johnson:

As acknowledged on Page 5 of the appraisal report applicable to the referenced property, the effective date of which is March 18, 2004, a disclaimer clause was contained regarding the possibility of soil contamination resulting from a prior use of a relatively small portion of the subject acreage as a shooting range.

As a subsequent environmental study performed at the instance of the Hamilton County Park District, revealed a small area of lead contamination, the level of which is in excess of the acceptable limit, the undersigned appraiser has been instructed to re-analyze the valuation of the said acreage with acknowledgement to the negative resultant of the recent Environmental Site Assessment.

Accordingly:

ADDENDUM TO APPRAISAL REPORT

Discussion

Attached to this Addendum is an exhibit defining the results of the recent Environmental Site Assessment.

While the areas confining the unacceptable levels of lead contamination are relatively small and are generally confined to the mid-southwest sector of the subject site, it is the opinion of the appraiser that the marketability of a portion of the acreage peripheral to the nucleus of the contaminated area will be impacted, although these areas have been determined to have acceptable limits for development.

Therefore:

Valuation Revision

Acreage Valued As Being Negatively Impacted (Contaminated)

1.551 Acres @ \$-0- per Acre = \$ 0.00

Buffer Zone (Non-Contaminated)

4.120 Acres @ \$10,500 per Acre = \$ 43,260.00

Acreage Valued As Developable

43.583 Acres @ \$14,000 per Acre = \$610,162.00

Total Revised Value for the Subject Acreage = \$653,422.00

\$653,422.00

NOTE:

The variance in the acreage currently valued and the acreage valued in the original appraisal results from a current survey provided by the Hamilton County Park District, which was not available to the appraiser at the time the original appraisal was performed.

DISCLAIMER:

The appraiser understands that the area confining the unacceptable limits of contamination will not have to be "CLEANED", however, if the "CLEANING" is required, and the cost of same exceeds the negative valuation variance herein contained, said valuation may require further revision.

Also:

The original appraisal acknowledged the Highest and Best use for the subject acreage to be single-family residential development; that use remains in effect for the herein identified 43.583 acres of residual lands.

Accordingly:

The appraiser assumes that said use would be permitted by the appropriate zoning, building and health departments without additional "Cure" requirements.

With acknowledgement to investigations made by the Hamilton County Park District, as same were related to the appraiser, this assumption would appear valid, however, cannot be warranted by said appraiser.

Respectfully Submitted,


Gene F. Manion, Appraiser

Richardson Forest Preserve

4.120 acres (125' buffer from hot spot) @ \$10500

43.583 Acrea @ \$14000 per Acre \$610,162.00

1.551 Ac @ \$0 Hotspot

17 77 PPM

18 107 PPM

10 3530.0 PPM

11 55900 PPM

9 1360.0 PPM

12 301.0 PPM

1 48.3 PPM

2 21.6 PPM

3 21.6 PPM

19 84 PPM

8 21.3 PPM

7 52.1 PPM

6 27.7 PPM

5 33.7 PPM

13 21.2 PPM

14 19.3 PPM

15 30.7 PPM

16 20.2 PPM

4 22.4 PPM

Woodcut Field

APPRAISAL ABSTRACT

PROPERTY IDENTIFICATION:

W/S Lick Road; N/S Kemper Road & E/S Stone Mill Road, Colerain Township, Hamilton County, Ohio

AUDITOR'S IDENTIFICATION:

Plat Book 510 Page 150 Parcel(s) 1 & 10

Plat Book 510 Page 280 Parcel(s) 22, 58 & 59

LEGAL DESCRIPTION:

See attached Legal Description = 154.238 Acres

OWNER OF RECORD:

The Nature Conservancy

LAND AREA:

Site Dimensions: Irregular = 154.238 Acres

Land Area 6,718,607+ Sq.Ft.

ZONING: Residence "A" & "A-A" Single-Family Residential

Existing Use Ordinance: Unimproved Acreage

Proposed Use Ordinance: Natural Conservation Lands (Legally Permissible)

UTILITIES:

Water & Electric

HIGHEST AND BEST USE: Minimally Developable with Single-Family Residences:
Contributory Value of Residual Land would be for density allocations
and greenspace buffer zones. Alternative uses would include
recreational or conservation lands.

IMPROVEMENTS:

The subject acreage is unimproved.

LAND IMPROVEMENTS:

The land improvements consist of substantially wooded areas and grasslands, the land improvements are considered to run with the land.

VALUATION DATA

INTEREST APPRAISED:

Fee Simple

PURPOSE OF VALUATION:

For acquisition purposes by the Hamilton County, Ohio, Park District

SUBJECT OF VALUATION:

VALUATION APPROACHES UTILIZED

Cost N.A. Sales Comparison YES Income Capitalization N.A.

VALUATION RESULTANTS

Cost Approach Not Applicable

Sales Comparison Approach \$1,542,000.00

Income Capitalization Approach Not Applicable

FINAL VALUE ESTIMATE

154.238 + Acres @ \$10,000.00 Per Acre = \$1,542,380.00; Taken As

\$1,542,000.00

COMMENTS:

Due to the severity of the topography, the subject property would be substantially non-developable, therefore, any deed restrictions prohibiting development of the subject acreage would not, in the opinion of this appraiser, measurably impact the value of the subject acreage as herein derived.

Effective Date of Valuation:

March 18, 2005

Acknowledged By:


Gene F. Manion, Appraiser



10245 Winton Road • Cincinnati, Ohio 45231
(513) 521-PARK (7275) • www.greatparks.org

Board of Park Commissioners:

NANCY R. HAMANT • ROBERT A. GOERING • JAMES E. BUSHMAN

Director JACK SUTTON

Your Natural Choice®

April 1, 2005

Mr. William J. Sickmann
3988 West Kemper Road
Cincinnati, OH 45251

**Re: Letter of Intent Concerning Approximately 49.2542645 Acres, More or Less,
of Real Property Shown on the Hamilton County Auditor's Map as Plat
Book 510-0150-0013 (as shown on Attachment 1 map)**

Dear Mr. Sickmann:

Hamilton County Park District ("Purchaser") has an interest in acquiring from you, William J. Sickmann ("Seller"), all of your rights, title, and interest in the approximately 49.2542645 acres, more or less, of real property shown on the Hamilton County Auditor's map as Plat Book 510-0150-0013 (as shown on Attachment 1) (the "Property").

Purchaser and Seller have agreed that Purchaser will pay to Seller \$652,400.00 in connection with the transaction contemplated in this letter of intent. Seller intends to donate a portion of the Property to Purchaser and sell the remainder to Purchaser. Seller shall have one (1) year from the transfer of the Property to vacate the Property. Furthermore, as part of this transaction, Purchaser shall transfer title to Seller or to a person or entity designated by Seller that certain parcel comprising approximately 1.15 acres behind Seller's residence at 3988 West Kemper Road.

Purchaser's obligation to acquire the Property shall be contingent upon the approval, on or before May 30, 2005, of Purchaser's application for a grant from the Ohio Public Works Commission as submitted by Hamilton County Natural Resource Advisory Council, District 2. Purchaser agrees to promptly notify Seller in writing regarding the approval or denial of the requested grant. If Purchaser does not receive the grant on or before May 30, 2005, this letter of intent shall be null and void.

In the event that Purchaser's application for a grant from Ohio Public Works Commission is approved, Purchaser and Seller agree to use reasonable efforts to enter into a binding Contract to Purchase within ninety (90) days of the approval. If Purchaser and Seller are unable to reach agreement on the terms of the Contract to Purchase within that ninety (90) day period, or such additional period as may be agreed to in writing by the Purchaser and Seller, this letter of intent shall be null and void. Either party may terminate this letter of intent, without further obligation to the other party or otherwise, at any time during the ninety (90) day period, or such additional period as the parties agree upon, if either party, in his/its sole and absolute discretion, determines that the parties cannot reach agreement on the terms of a Contract to Purchase.

In addition to any other issues that may arise in the negotiations for the Contract to Purchase, this letter of intent is contingent on the parties reaching agreement regarding (1) any environment conditions that may exist at the Property, including any contacts with the Ohio EPA


HCPD


WJS

MISSION STATEMENT

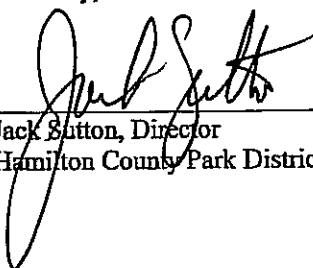
"To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations."

and/or the Ohio Department of Health, and (2) restrictions on the future use and development of the Property and access control measures (e.g., fencing).

This letter of intent, executed by Hamilton County Park District and William Sickmann indicates the willingness of both parties to work together in good faith towards the sale and purchase of the Property as set forth herein. The parties hereto acknowledge that until the Contract to Purchase has been fully executed, there is no binding relationship between the parties.

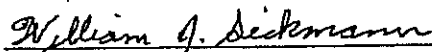
By your signature below please acknowledge your agreement to this letter of intent.

Sincerely,

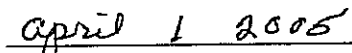


Jack Sutton, Director
Hamilton County Park District

ACKNOWLEDGED AND AGREED:



William J. Sickmann



Date



HCPD



WJS

March 31, 2005

Jack Sutton, Director
Hamilton County Park District
10245 Winton Rd.
Cincinnati, Oh. 45231

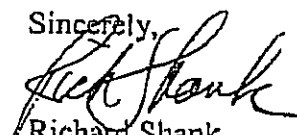
Dear Mr. Sutton,

The purpose of this letter is to convey the Ohio Chapter of The Nature Conservancy's support for the Hamilton County Park District's (HCPD) proposed acquisition and restoration of the Sickmann parcel for which it is making application to the Clean Ohio Conservation Program, and to confirm that The Nature Conservancy will provide the following match for the project: Richardson Tract - A 154.238 acre tract of land in Hamilton County, Ohio that was acquired by The Nature Conservancy in 1978. TNC will donate this land to HCPD in conjunction with HCPD's application for Clean Ohio funding for purchase of the adjacent Sickmann property. Although TNC has no current valuation information on the Richardson Tract, the value of the land held by TNC to be donated to HCPD has been valued by HCPD at \$1,542,380.00. TNC staff will fully cooperate with HCPD on this transfer at the appropriate time in the grant process. In addition to the donation value of the land, TNC will also provide legal services necessary to prepare the deed and accomplish the transfer.

It is a pleasure to partner with HCPD on this project. TNC is supportive of the proposed forest restoration efforts being proposed for the Sickmann purchase parcel. In conjunction with this donation, TNC understands and is pleased that Ohio Public Works Commission restrictive covenants will be placed upon the areas of the Richardson parcel most in need of perpetual preservation (approximately 50 acres). TNC is also pleased that the restrictive covenants that would be held by the state of Ohio include the Bank Lick Creek Gorge and the nearby marsh area secured (as a result of the trade with Tom Reinenger on 11/3/1981). I recall our tour of the site on August 6, 2003, and was quite impressed by both the Gorge and nearby marsh. These are areas truly worthy of being preserved.

While I did not know Mrs. Anna Richardson, I'm sure she would be pleased to see her gift of land to TNC leveraged by acquisition of 50 acres of contiguous property. I wish you the best with your application, and look forward to working with you to complete the donation described above upon notice that your application has been successful.

Sincerely,


Richard Shank
Director



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	March 3, 2005	FAX NO.	(513) 245-6503
TO:	Colerain Township	PAGES:	4 5
ATTN:	Greg Snyder		(including this cover sheet)
FROM:	Sally Bauer, Park Planner		

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

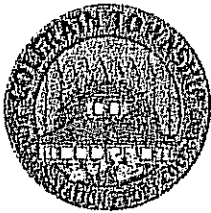
As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Colerain Township regarding the following project:

- Sickmann Tract at 3988 West Kemper Road
- Richardson Forest Preserve donation tract

(See attached project information describing the above project)
No Funds from Colerain Township are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551 extension 264.



Colerain Township

Trustees
KEITH N. CORMAN
BERNARD A. FIEDELDEY JR.
DIANA LYNN RIELAGE
Clerk
HEATHER E. HARLOW
Administrator
DAVID L. FOGLESONG

PARKS AND SERVICES

4200 Springdale Road • Colerain Township, Ohio 45251-1419
(513) 385-7500 • FAX (513) 245-6503 • www.coleraintwp.org

March 17, 2005

Clean Ohio Conservation Program
Ohio Public Works Commission
65 East State Street, Suite 312
Columbus, Ohio 43215

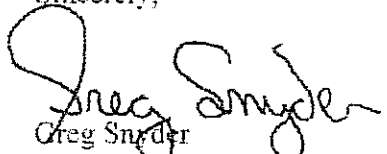
To Whom It May Concern:

As Director of Parks & Services for Colerain Township, I am in support of the Hamilton County Park District's application for the Clean Ohio Conservation Program grant to purchase property located at 3988 West Kemper Road in Colerain Township. This parcel of property will link the two separate sections of the Richardson Forest Preserve creating a contiguous Preserve of 451 acres.

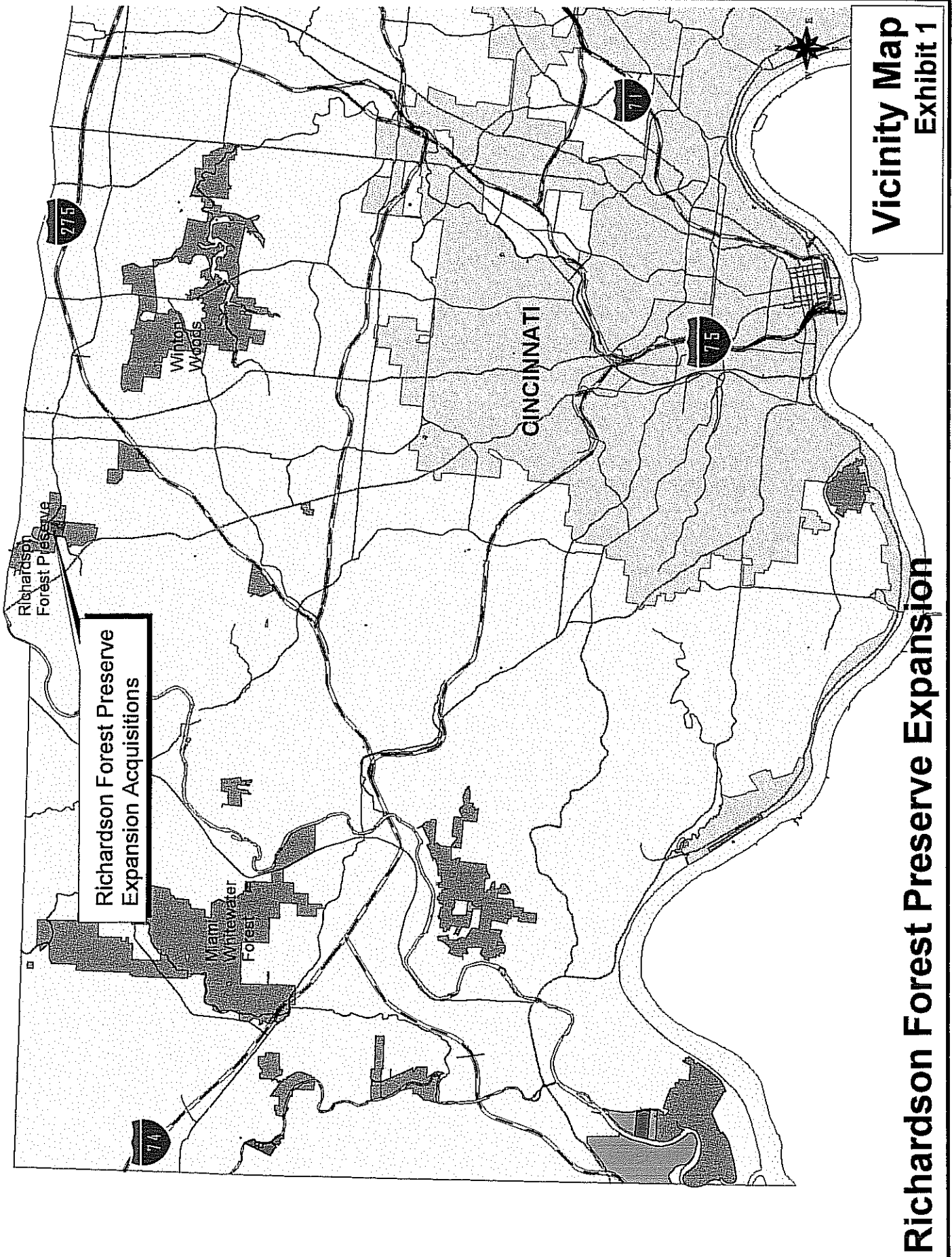
Colerain Township recognizes the need to obtain and protect greenspace in an area that is rapidly developing. The efforts of the Hamilton County Park District will enhance not only the beauty of our township but maintain a good quality of life for our residents.

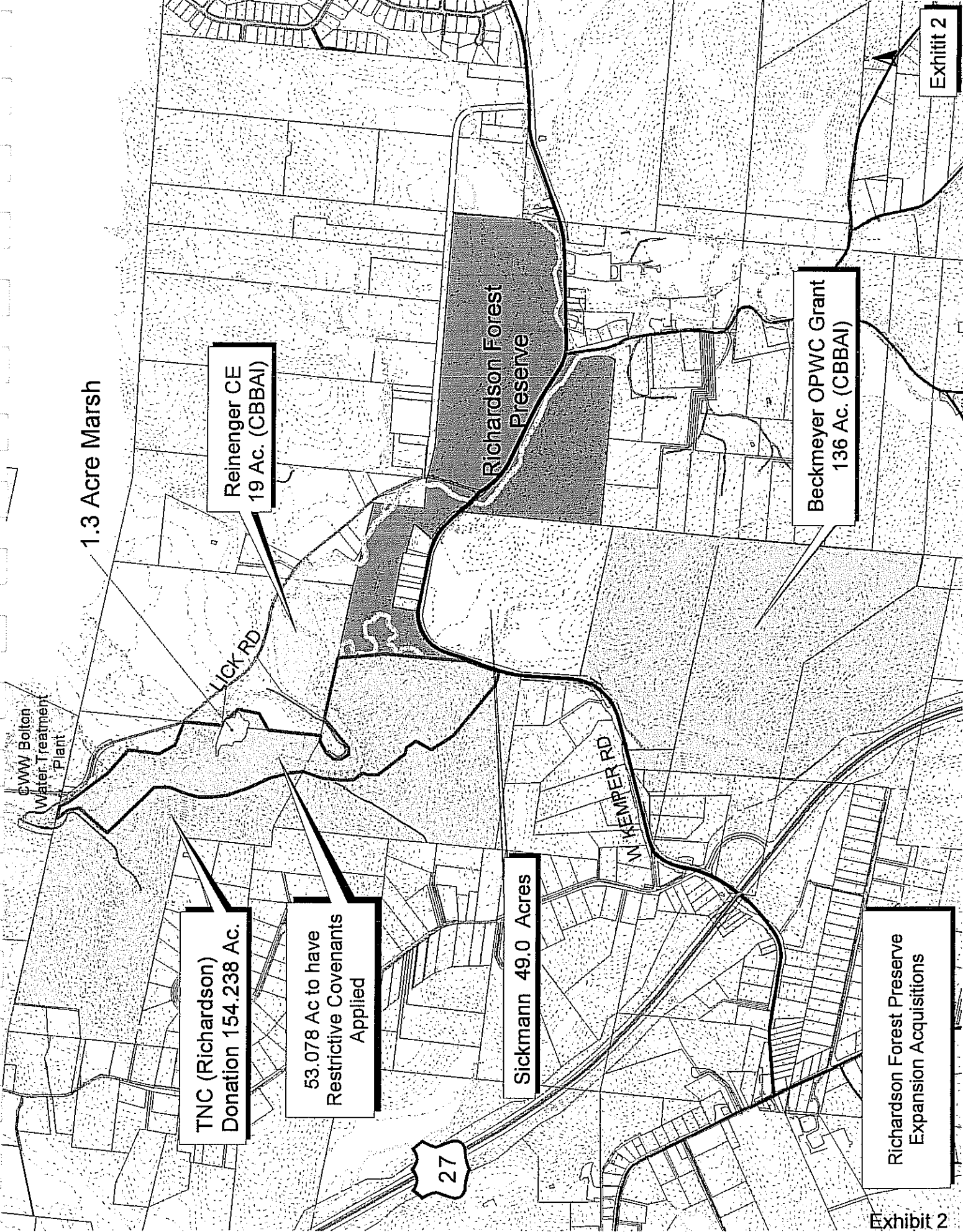
We appreciate your consideration of this worthy project.

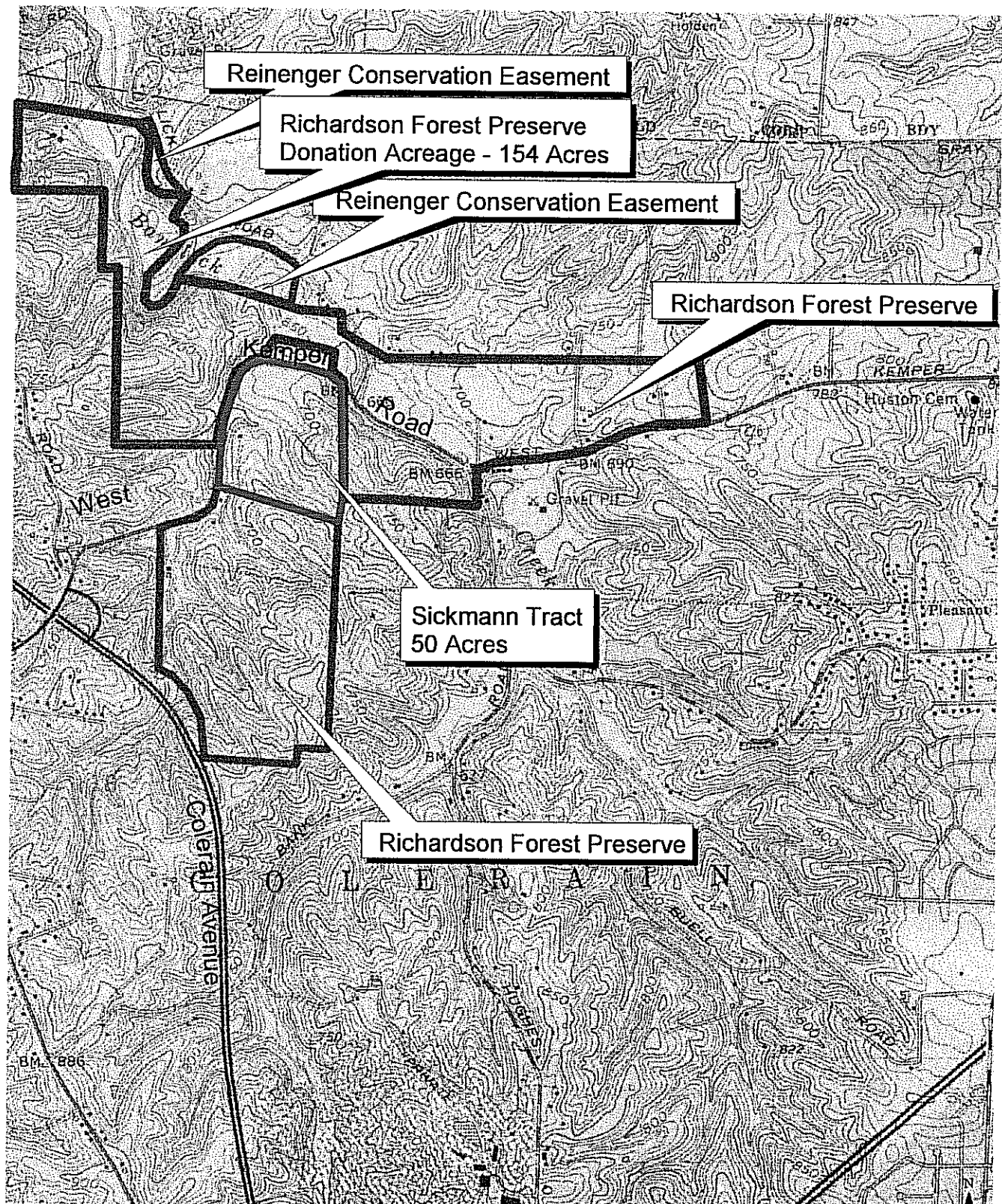
Sincerely,


Greg Snyder
Director of Parks & Services

Vicinity Map
Exhibit 1







Richardson Forest Preserve Expansion Sites

USGS Map



Exhibit 3

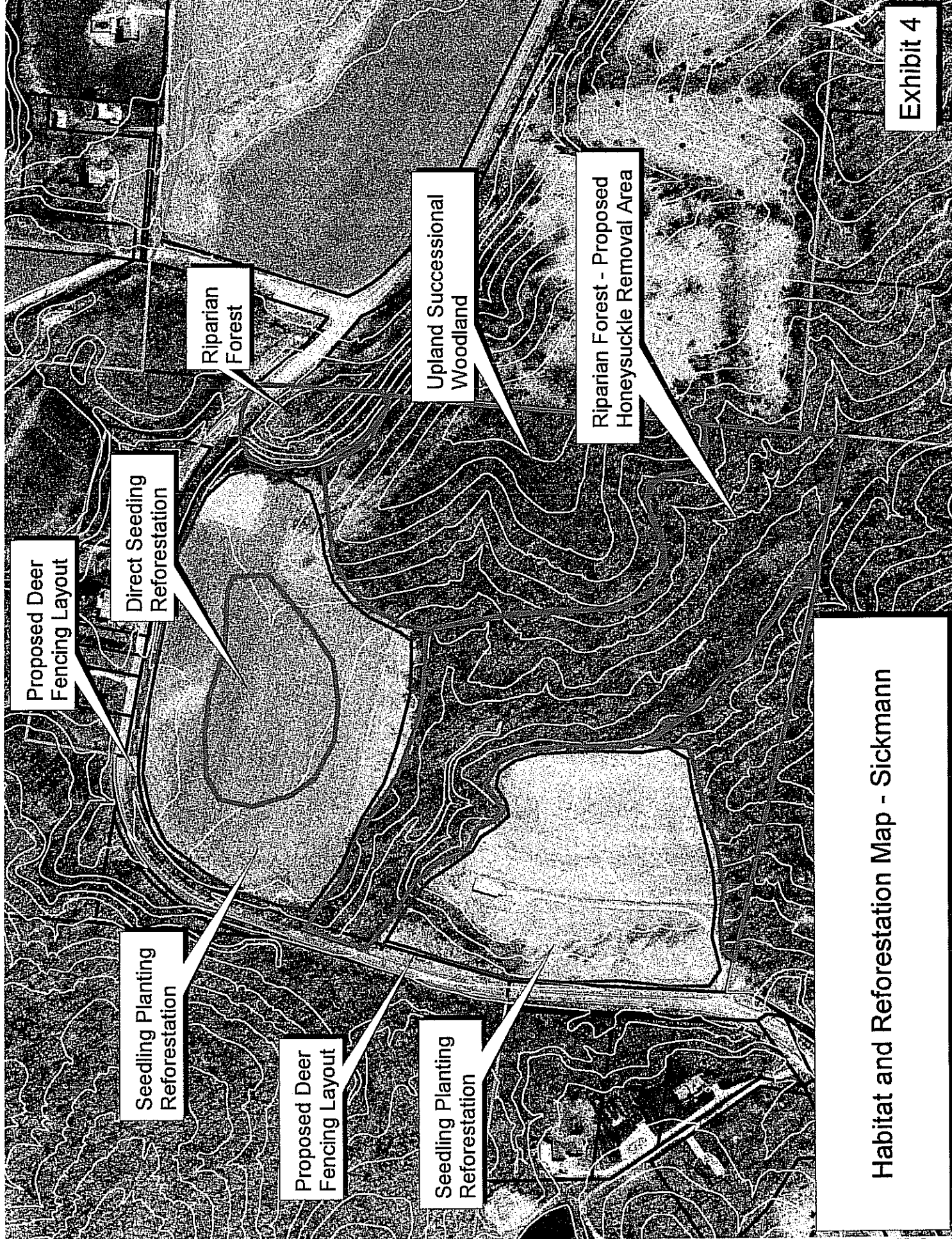
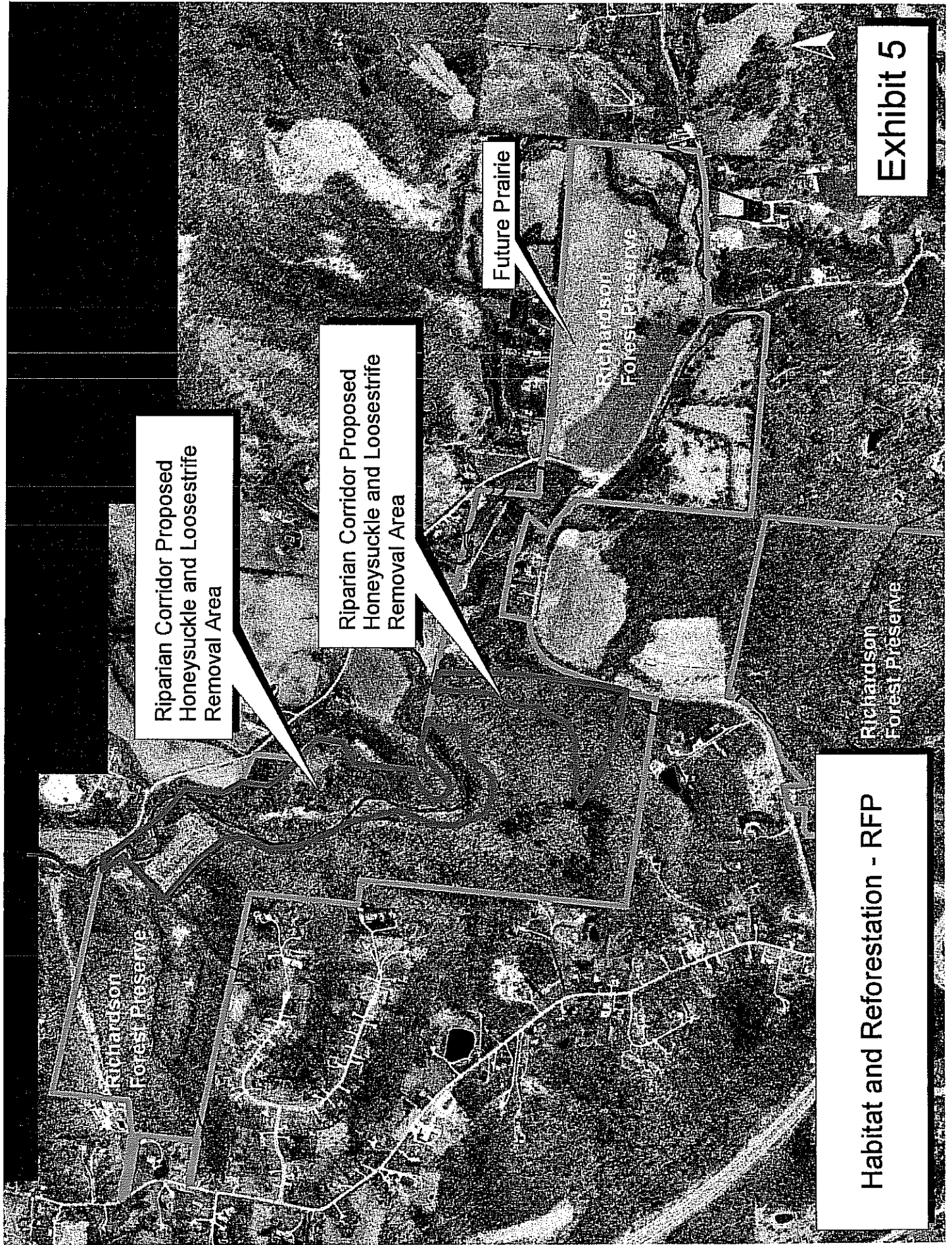


Exhibit 4

Habitat and Reforestation Map - Sickmann

Exhibit 4



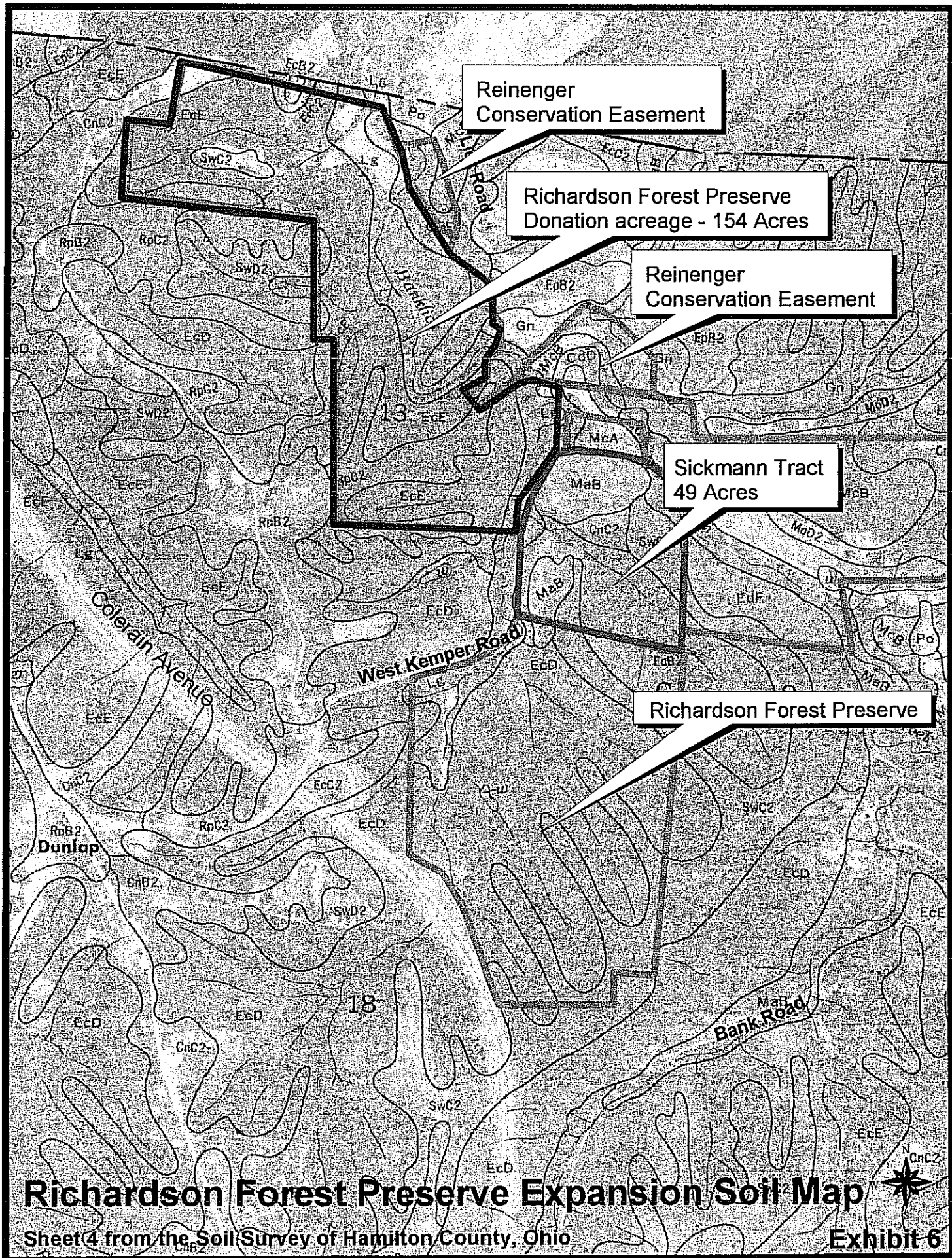
Riparian Corridor Proposed
Honeysuckle and Loosestrife
Removal Area

Riparian Corridor Proposed
Honeysuckle and Loosestrife
Removal Area

Future Prairie

Habitat and Reforestation - RFP

Exhibit 5



Richardson Forest Preserve Expansion Soil Map

Sheet 4 from the Soil Survey of Hamilton County, Ohio

Exhibit 6

Richardson Forest Preserve Expansion Project – Photographic Images



Looking northwest from the bottom field area. The edge of the wooded hillsides can be seen in the distance.

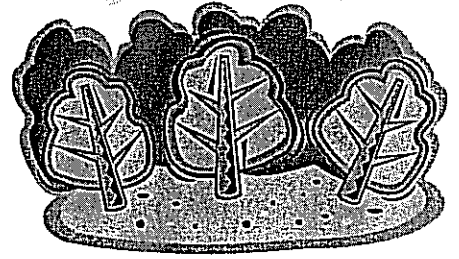


Looking north on the site shows a representative view of the field area and wooded areas.



COLERAIN TOWNSHIP GREENSPACE COMMITTEE

4200 Springdale Road
Colerain Township, Ohio 45251
(513)385-7500



Mission Statement

The mission of the Colerain Township Greenspace Committee, acting in an advisory capacity, is to improve the quality of life for its residents through the use of both established and innovative methods to preserve, acquire, and improve greenways and undeveloped tracts of land for the benefit of all citizens and the environment.



Colerain Township Conservationist Award

Whereas the preservation of open space in Colerain Township adds greatly to the quality of life through protection of natural habitats, improved water and air quality, increased property value, reduction of crowding and urban sprawl and protection of the rural heritage of the Township,

And whereas preservation of open space in Colerain Township is the wish of the vast majority of the residents and fully supported by the Colerain Township Trustees,

And whereas Township landowner «Title» «First» «Last» has voluntarily, without compensation, pledged to preserve a total of «Acres» acres for a minimum of five years, from «Date Awarded», through «Expires»,

And whereas, through foresight, environmental ethics and civic mindedness, «Title» «First» «Last» has insured that Colerain Township is a better place to live now and in the future.

Now therefore, be it resolved that the Colerain Township Board of Trustees gratefully acknowledges the commitment of «Title» «First» «Last» to the community through this official recognition and presentation of a framed copy of this Colerain Township Conservationist Award at its meeting of «Date Awarded».

Diana Lynn Rielage

Keith N. Corman

Bernard A. Fiedeldey, Jr.



COLERAIN TOWNSHIP LAND PRESERVATION PROGRAM ENROLLMENT FORM

Landowner's Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone # _____

Address of property to be enrolled _____

Number of acres to be enrolled _____

Do you want a sign for posting on the property? (Ten acres or more) Yes ____ No ____

Do you want your enrollment to be publicly recognized at a Colerain Township Trustee Meeting? Yes ____ No ____

Do you want your name(s) publicly posted at the Township Administration Building along with others who have enrolled in the program? Yes ____ No ____

I (we) voluntarily pledge that for a minimum of five years from the date signed, I will protect and preserve the above mentioned property and refrain from developing or subdividing it. I further recognize that this pledge is not a legally binding agreement and I may withdraw the property from the program at any time.

Owner Signature

Date

Co-Owner Signature

Date

Return this form to: **Colerain Township Greenspace Committee**

Attn: Greg Snyder

4200 Springdale Road

Colerain Township, Ohio 45251

Accepted into Colerain Land Preservation Program? Yes ____ No ____

By

Date